138.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,149,400 / 1,149,400
					USE VALUE:	1,149,400 / 1,149,400
					ASSESSED:	1,149,400 / 1,149,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINTO ERIC T/ETAL
Owner 2:	LARSEN JUDITH A
Owner 3:	
Street 1:	159 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2420 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6437.000	592,500	5,100	551,800	1,149,400
Total Card	0.148	592,500	5,100	551,800	1,149,400
Total Parcel	0.148	592,500	5,100	551,800	1,149,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.96 | /Parcel: 474.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88176

GIS Ref

GIS Ref

Insp Date 01/26/09

!10639!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	592,500	5100	6,437.	551,800	1,149,400		Year end	12/23/2021
2021	101	FV	575,700	5100	6,437.	551,800	1,132,600		Year End Roll	12/10/2020
2020	101	FV	575,700	5100	6,437.	551,800	1,132,600	1,132,600	Year End Roll	12/18/2019
2019	101	FV	419,600	5100	6,437.	582,500	1,007,200	1,007,200	Year End Roll	1/3/2019
2018	101	FV	419,600	5100	6,437.	429,200	853,900	853,900	Year End Roll	12/20/2017
2017	101	FV	419,600	5100	6,437.	410,800	835,500	835,500	Year End Roll	1/3/2017
2016	101	FV	419,600	5100	6,437.	380,100	804,800	804,800	Year End	1/4/2016
2015	101	FV	374,000	5100	6,437.	318,800	697,900	697,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:05:01

LAST REV

Date	Time
10/21/20	09:53:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10639

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN ROBERT/ET	24826-63		8/30/1994		354,000	No	No	Y	

USER DEFINED

Prior Id # 1:	88176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	846	Solar Pa	13,061	C				
3/18/2015	717	Renovate	37,775					Renovate existing
7/16/2003	575	Redo Kit	65,830	C		G6	GR FY06	& BMT ENTRY
3/10/2000	138	Addition	40,000					ADD RM AND BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
1/26/2009	Meas/Inspect	197	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
11/8/1999	Meas/Inspect	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6437		Sq. Ft.	Site		0	90.	0.95	10									551,800						551,800	

Total AC/HA:	0.14777	Total SF/SM:	6437	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	551,800	Spl Credit		Total:	551,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17816901
Const Adj.:	0.99287075
Adj $ / SQ:	152.070
Other Features:	127500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664239
Depreciation:	71738
Depreciated Total:	592501

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

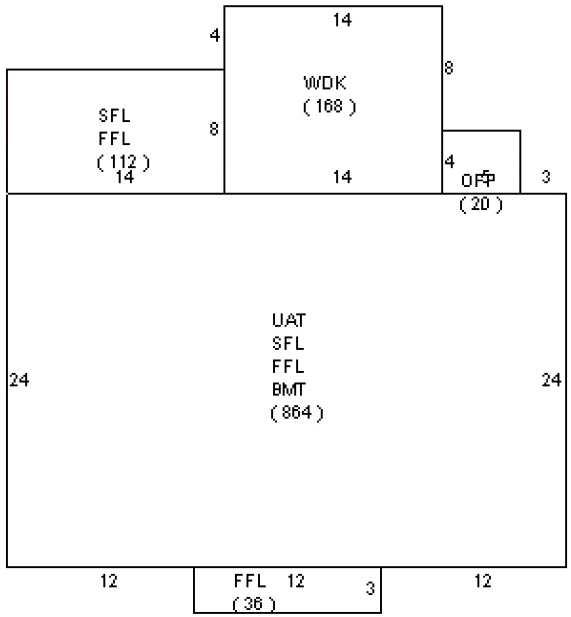
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.25
Special Features:	0	Val/Su Net:	181.97
Final Total:	592500	Val/Su SzAd	298.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,012	152.070	153,895
SFL	Second Floor	976	152.070	148,420
BMT	Basement	864	57.480	49,665
UAT	Upper Attic	216	79.080	17,081
WDK	Deck	168	11.870	1,994
OFP	Open Porch	20	43.690	874

Net Sketched Area:	3,256			Total:	371,929
Size Ad	1988	Gross Area	3904	FinArea	2420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1931	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100